



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm.

Vacation Petition

V-04005

Application	General Data
Project Name & Record Plat Affected: Buena Vista, Plat 02-51 Location: Located on the south side of Martin Luther King, Jr. Highway and on the east side of Lottsford Vista Drive Petitioner: Lanham, LLLP Applicant/Address: Shipley & Horn, P.A. 1101 Mercantile Lane, Suite 240 Largo, Maryland 20774	Date Accepted: 06/21/04
	Planning Board Action Limit: N/A
	Plan Acreage: 22.4
	Zone: R-R
	Tax Map Grid: 119-A1
	Dwelling Units: N/A
	Square Footage: 975,744
	Planning Area: 82A
	Council District: 05
	Municipality: N/A
	200-Scale Base Map: 206NE09

Purpose of Application	Notice Dates
Vacate 22.4 acres on the south side of Martin Luther King Highway and on the east side of Lottsford Vista Road	Adjoining Property Owners: 2 (CB-15-1998)
	Previous Parties of Record: N/A (CB-13-1997)
	Sign(s) Posted on Site: 4
	Variance(s): Adjoining Property Owners: N/A

Staff Recommendation	Staff Reviewer: Becky Nordan
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APPROVAL	APPROVAL WITH CONDITIONS	DISAPPROVAL	DISCUSSION
	X		

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING BOARD

STAFF REPORT

SUBJECT: Vacation Petition **V-04005 Buena Vista**
Petition to Vacate parts of Buena Vista Drive, West Virginia Avenue, New York Avenue, Pennsylvania Avenue, New Jersey Avenue, various public alleys, and:
Lots 4-11, Block A
Part of Lots 2-5, 7, 8, and all of Lots 9-16, Block B
Part of Lots 12-15, all of Lots 16 & 17, and part of Lots 18-21, Block C
Part of Lots 1-3, 18 & 19, Block F
All of Lots 26-30 and part of Lots 31 & 32, Block G
All of Lots 1-12 and 30-34, Block H
All of Lots 1-15 and 18-29, Block I
All of Lots 1-22, Block K

In the subdivision of Buena Vista recorded in Plat Book RNR 2, Plat 51, among the Land Records of Prince George's County, Maryland, being in the 13th Election District and totaling 22.4 acres.

OVERVIEW

The Petitioners, Lanham LLLP, request the vacation of parts of streets, alleys and lots in Buena Vista, on the south side of Martin Luther King Jr. Highway and the east side of Lottsford Vista Road. The Petitioner is the owner of all lots abutting all streets that are the subject of this Vacation Petition V-04005, except at the northwest corner abutting the intersection of Lottsford Vista and Martin Luther King, Jr. Highway, which are owned by John and Mary Corkill. The Corkills may join in a separate Vacation Petition to vacate the common alley between the Corkill and Lanham LLLP properties. Lanham LLLP owns the abutting properties surrounding this site on the east and south and seeks only to vacate the adjacent lots and not part of the alley between the Petitioner and the Corkill's.

The subject property is zoned R-T and R-R and the subject streets and alleys have never been improved or otherwise used by the public. The land will revert to the ownership of Lanham LLLP and they intend to obtain approval of a new final plat of subdivision pursuant to Preliminary Plan 4-03125.

FINDINGS AND REASONS FOR STAFF RECOMMENDATION

1. The public utilities and Prince George's County have been notified of this petition as required by Section 24-112(e) of the Subdivision Regulations.
2. The Department of Public Works and Transportation consented to this petition as required by Section 24-112(1)(e) of the Subdivision Regulations.
3. The Washington Suburban Sanitary Commission (WSSC) has consented to this petition subject to the petitioner granting easements to WSSC to protect the existing water and sewer lines specified in the WSSC consent letter dated December 10, 2003.
4. This site is the subject of Preliminary Plan 4-03125, DSP-03086 for infrastructure, and DSP-04014 final site plan.

5. No referral agency or department recommended disapproval of the petition.
6. No objections were received from adjacent property owners.
7. Petitioners are the owners of all land abutting street area to be vacated.

RECOMMENDATION

APPROVAL with Condition

1. The Petitioner shall grant easements to WSSC as specified in the WSSC consent letter dated December 10, 2003.
2. Prior to the issuance of any building permits, the Petitioner shall record a new final plat of subdivision.